



**Derwent Drive, Lakeside Doncaster**



**welcome to**

**Derwent Drive, Lakeside Doncaster**

This stunning spacious four bedroom detached family home is located in a secluded part of the Lakeside development boasting easy access to a range of amenities, restaurants, transport links and leisure facilities.



### **Important Notice**

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

### **Entrance Hall**

With a front facing composite door, a central heating radiator, useful understairs storage and stairs which rise to the first floor.

### **Ground Floor W.C.**

Fitted with a low flush WC, a wash hand basin and a central heating radiator.

### **Lounge**

15' 10" x 10' 11" ( 4.83m x 3.33m )

With a front facing double glazed bay window, a wall mounted electric fire and two central heating radiators.

### **Dining Kitchen**

19' 5" x 14' ( 5.92m x 4.27m )

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with splashback and extractor above, an integrated eye level electric oven, wine cooler, dishwasher and fridge-freezer. There is a central heating radiator, a useful utility cupboard, a side facing double glazed window and two sets of rear facing French doors leading out to the rear garden.

### **First Floor Landing**

With a central heating radiator, a cupboard housing the cylinder and loft access.

### **Bedroom One**

12' 4" x 10' 1" ( 3.76m x 3.07m )

With front and rear facing double glazed windows, two central heating radiators, a loft hatch and a dressing area with fitted wardrobes. Access to en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is splashback tiling, a central heating radiator and a front facing obscure double glazed window.

### **Bedroom Two**

12' 2" x 10' 10" ( 3.71m x 3.30m )

With a front facing double glazed window, a central heating radiator and fitted wardrobes.

### **Bedroom Three**

11' 3" x 9' 11" ( 3.43m x 3.02m )

With a rear facing double glazed window and a central heating radiator.

### **Bedroom Four**

10' 10" x 7' 11" ( 3.30m x 2.41m )

With a rear facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin, bath and a separate shower cubicle. There is a central heating radiator, splashback tiling and a side facing obscure double glazed window.

### **Outside**

To the front of the property there is a lawn with shrubs to the borders and a driveway to the side which leads to the car port and garage providing off road parking. To the rear of the property there is an enclosed lawned garden with patio area, trees and plants to the borders.

### **Additional Information**

The vendor has made us aware that the property benefits from solar panels which heat the water (not sent to the grid).



**view this property online** [williamhbrown.co.uk/Property/DCR126818](http://williamhbrown.co.uk/Property/DCR126818)



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## Derwent Drive, Lakeside Doncaster

- DRIVEWAY WITH CAR PORT AND GARAGE
- SPACIOUS BAY FRONTED LOUNGE
- REAR ASPECT DINING KITCHEN WITH FRENCH DOORS TO REAR GARDEN
- GROUND FLOOR WC
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126818 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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